Lake Forest, CA (Orange)

Refinance Rental Property

1st Trust Deed Investment

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Purpose	**Business**
Loan Amount	**$375,000**
Appraised Value	**$550,000**
Loan-to-Value	**68%**
Protective Equity	**$175,000**
Investor Yield	**10.25%**
Term	**3 Years** (40 due in 3)

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated August 1, 2015*

Our borrower is refinancing this property to invest the proceeds in another rental. He has excellent credit and is a licensed Real Estate Broker.

The property is currently rented for $2,500/month.

The HOA fee is $100/month which includes access to the Lake Forest Beach and Tennis Club.

Per Appraiser: This property offers 1,080 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on a 4,792 sq. ft. lot.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$434
$100,000	partial interest – scheduled monthly income	$2,321
$375,000	whole note – scheduled monthly income	$3,258

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.

Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
☏ (949) 566-9040 🖷 (949) 566-9262 info@capitalbenefit.com
CA Bureau of Real Estate – Real Estate Broker License # 01876453 | NMLS ID 254002